



Town of Carlisle

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Office of

PLANNING BOARD

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CARLISLE EDUCATION CENTER
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MINUTES: MEETING OF JAN. 10, 1994

Chair Ernstoff opened the meeting at 8:13. Board members Chaput, Hughes, Yanofsky, Duscha, and Evans were present, as well as Linda and John Coleman of Westford. The minutes of Dec. 13, 1993 were approved, as amended, on a motion by Duscha, seconded by Hughes, with Evans and Yanofsky abstaining. The minutes of Jan. 3, 1994 were approved, as amended, on a motion by Duscha, seconded by Yanofsky, with Evans abstaining. Bills were approved for payment as presented. Board member Colman arrived.

At 8:26, Chair Ernstoff adjourned the meeting to the end of the **public hearing on the Hamilton application for a special permit for an accessory apartment.**

After the closing of the public hearing on the Hamilton application, the board discussed Hughes' draft of a Town Report article, and Ernstoff thanked her for writing it. The P.A. told the Colemans, who had come to hear the discussion with Bill Costello regarding Tall Pines subdivision, that his appointment had been moved to Jan. 24 at 8:30.

At 9:06, Chair Ernstoff adjourned the meeting to the end of the **public hearing on the Senkler application to extend a common driveway special permit.**

Nickles Lane: After the closing of the public hearing on the Senkler application, the board discussed the request by Mr. Senkler for a final inspection on Nickles Lane. The Planner Assistant explained that the subdivision had been originally approved as a 4 lot subdivision ending in a cul-de-sac, and had been modified to remove the cul-de-sac, and replace it with a turn-out. (Two lots with frontage on the stub beyond the turn-out were added by ANR, and they share a common driveway.) The modification was shown on a separate layout. At a later time, several changes to the drainage structures and retention basin were requested by the Conscom, and have not been shown on the plan. Additionally, another change was approved by the Planning Board, with the stipulation that an as built be done when the road was completed. The Planner Assistant had spoken to board consultant Peter Parent of Landtech, who was somewhat reluctant to review a road for compliance with a plan which is fragmented and incomplete. Therefore she recommended that the board require a complete as built, rather than one which shows changes only. She reported that Joe March of Stamski and McNary, creator of the plan, felt the as-built could be done even with heavy snow; surveying can be done with snow cover, some road related structures can be checked in snow, and others had been field checked by him already. Parent agreed that he could inspect most aspects with snow cover. The board instructed

the P.A. to be sure all structures are inspected. In reviewing the file, the P.A. noticed a superseded conservation restriction, but there was no copy of an approved one, nor any reference to one in the list of recorded documents. Members who were on the board at the time of the subdivision's approval did not remember one, and instructed the P.A. to ask Steve Tobin of the Trails Committee whether one exists. Colman, the board's liaison to LandTech, asked to be notified of the road inspection date so that he could accompany Parent.

At 9:39, Chair Ernstoff adjourned the meeting until the end of the **public hearing on the application of Charles Boiteau to amend the conservation cluster special permit at Ice Pond subdivision.**

Budget: At the conclusion of the Boiteau public hearing, Yanofsky reported on the meeting of the LTCR Committee. Colman distributed a draft 94-95 budget, and asked members for comment. It was agreed that the Master Plan category should be \$1500 based on this year's expenses and projections. Based on this year's moving expenses, moving costs of about \$500 were added, as it is anticipated the board's office will move in fiscal 94-95. Telephone costs are higher because of the move, as are the planner assistant's hours. Colman will prepare a final budget request for the FinCom meeting of Jan. 27.

Ice Pond fire protection: At the request of Brian Hebb, the P.A. revived the issue of whether, as a temporary solution to the requirement for fire protection completion before occupancy permits are given, a water tanker, filled with 10,000 gallons of water/glycol mixture, could be used at Ice Pond. The board, although very sympathetic to the homeowner who has been greatly inconvenienced by Hebb's failure to install a fire cistern promptly, reiterated its inflexibility on this issue of public safety. The P.A. had been told by Hebb that his only reason for failing to install the cistern is that he is too busy working on four subdivisions simultaneously. The board also questioned how lots had been sold given that one condition of the subdivision approval, stated both on the plan and in the decision, was that no lots were to be sold until the approved fire protection device had been demonstrated. The board voted unanimously, on a motion by Hughes, seconded by Chaput, that the fire cistern must be in place before occupancy permits are given.

Community Day Report: The board reviewed the report prepared by Hughes, the cover letter to participants of Community Day, and the cover letter to facilitators. The board made some revisions and agreed that the report should be mailed to all participants, and that the *Mosquito* should be asked to publicize the fact that the report would be available for pick-up at Gleason Library. Duschka will do the mailing. The meeting was adjourned at 11:47.

Sandy Bayne, Planner Assistant